

Internal Revenue Service

Department of the Treasury
Washington, DC 20224

Number: **201244005**

Release Date: 11/2/2012

Index Number: 528.04-00

Third Party Communication: None
Date of Communication: Not Applicable
Person To Contact:
, ID No.

Telephone Number:

Refer Reply To:
CC:PSI:B05
PLR-105495-12
Date:
August 02, 2012

In Re:

LEGEND:

Taxpayer =

Year 1 =

Year 2 =

Dear :

This letter responds to your letter, dated February 1, 2012, and subsequent correspondence, submitted on behalf of Taxpayer, requesting permission to revoke an election under § 528 of the Internal Revenue Code for Year 1.

The information submitted and the representations made are as follows: Taxpayer, a homeowners association, hired an accounting firm to prepare its federal income tax return for Year 1. The accounting firm prepared Form 1120-H for Year 1 without discussing with Taxpayer the consequences of filing Form 1120-H, or the option of filing Form 1120. Taxpayer, relying on the accounting firm, filed the Form 1120-H, and made an election under § 528.

For Year 2, Taxpayer hired a new accounting firm. The new accounting firm advised Taxpayer of the option to file Form 1120 for Year 1 and Year 2. Taxpayer then filed this request to revoke the election under § 528 for Year 1.

Section 528 provides that certain homeowners associations may elect to be treated as tax-exempt organizations, but only to the extent of their exempt function income. Exempt function income consists solely of amounts received as membership dues, fees, or assessments from owners of residential units or residential lots.

Section 1.528-8(a) of the Income Tax regulations provides that a separate election to be treated as a homeowner's association under § 528 must be made for each taxable year. The election is made by filing a properly completed form 1120-H.

Section 1.528-8(f)(1) provides that an election to be treated as a homeowners association is binding on the organization for the taxable year and may not be revoked without the consent of the Commissioner.

Rev. Rul. 82-203, 1982-2 C.B. 109, and Rev. Rul. 83-74, 1983-1 C.B. 112, set forth situations in which the consent of the Commissioner was requested to revoke an election under § 528. These revenue rulings provide that considerations or factors similar to those described in Rev. Proc. 79-63, 1979-2 C.B. 578 (factors that were taken into consideration by the Commissioner in determining whether an extension of time for making an election will be granted under the former regulation § 1.9100-1) were appropriate in determining whether taxpayers would be permitted to revoke previous elections made under § 528. Factors that are given consideration are now found in §§ 301.9100-1 through 301.9100-3 of the Administrative and Procedure Regulations. When applied to a request for the revocation of a § 528 election, these considerations require that the taxpayer requesting permission to revoke its election must establish that (1) the taxpayer acted reasonably and in good faith, and (2) the granting of relief would not prejudice the interest of the government.

Rev. Rul. 82-203 holds that a homeowners association will not be permitted to revoke elections made under § 528 in previous years to obtain the benefit of a net operating loss incurred in a subsequent year.

Based solely on the information submitted and the representations made, we conclude that the requirements of §§ 301.9100-1 through 301.9100-3 have been satisfied. Accordingly, Taxpayer is granted permission to revoke the election made under § 528 for Year 1, provided that the revocation is not sought in order to obtain the benefit of a net operating loss incurred in a subsequent tax year. We note that § 277 will apply to Taxpayer if a § 528 election is not in effect. See, Rev. Rul. 90-36, 1990-1 C.B. 59.

Taxpayer must file a properly completed Form 1120-X (Amended U.S. Corporation Income Tax Return) for Year 1 within 120 days of the date of this ruling. A copy of this ruling must be attached to the Form 1120-X.

Upon the revocation of the election under § 528, any amount received as membership dues, fees, or assessments that would qualify as exempt function income under § 528(d)(3) will not be treated as exempt, and such amount must be included in calculating taxable income for purposes of Form 1120 or Form 1120-X.

The rulings contained in this letter are based upon information and representations submitted by Taxpayer and accompanied by a penalty of perjury statement executed by an appropriate party. Because this office has not verified any of the material submitted in support of the request for a ruling, it is subject to verification on examination.

Except as expressly provided herein, no opinion is expressed or implied concerning the tax consequences of any aspect of any transaction or item discussed or referenced in this letter.

This ruling is directed only to the taxpayer requesting it. Section 6110(k)(3) provides that it may not be used or cited as precedent.

In accordance with a power of attorney on file with this office, we are sending a copy of this letter to Taxpayer's authorized representative.

Sincerely yours,

NICOLE R. CIMINO
Senior Technician Reviewer, Branch 5
Office of Associate Chief Counsel
(Passthroughs and Special Industries)

cc: